179.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	804,000 / 804,000
					USE VALUE:	804,000 / 804,000
					ASSESSED:	804,000 / 804,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
458		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOCITO JAMES A & KAREN D
Owner 2:	
Owner 3:	
Street 1:	458 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Brick Veneer Exterior and 2578 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7455.000	353,400		450,600	804,000
Total Card	0.171	353,400		450,600	804,000
Total Parcel	0.171	353,400		450,600	804,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.86 /Parcel: 311.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121807

GIS Ref

GIS Ref

Insp Date 07/11/18

!14108!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	353,400	0	7,455.	450,600	804,000		Year end	12/23/2021
2021	101	FV	341,500	0	7,455.	450,600	792,100		Year End Roll	12/10/2020
2020	101	FV	341,200	0	7,455.	450,600	791,800	791,800	Year End Roll	12/18/2019
2019	101	FV	274,700	0	7,455.	444,100	718,800	718,800	Year End Roll	1/3/2019
2018	101	FV	268,400	0	7,455.	341,100	609,500	609,500	Year End Roll	12/20/2017
2017	101	FV	268,400	0	7,455.	321,800	590,200	590,200	Year End Roll	1/3/2017
2016	101	FV	268,400	0	7,455.	296,100	564,500	564,500	Year End	1/4/2016
2015	101	FV	252,500	0	7,455.	276,800	529,300	529,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:21:15

LAST REV

Date	Time
08/08/18	14:47:05
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14108

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LODER WINIFRED	28907-521		7/31/1998		246,700	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/1999	407	Addition	16,000					ADD 2 RMS/BATH TO

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	MEAS&NOTICE	CC	Chris C
12/17/2008	Meas/Inspect	336	PATRIOT
3/3/2000	Missed Appt.	270	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7455		Sq. Ft.	Site		0	70.	0.86	6									450,555						450,600	

Total AC/HA:	0.17114	Total SF/SM:	7455	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	450,555	Spl Credit		Total:	450,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29635262
Const Adj.:	1.01959801
Adj $ / SQ:	145.393
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434130
Depreciation:	80748
Depreciated Total:	353381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

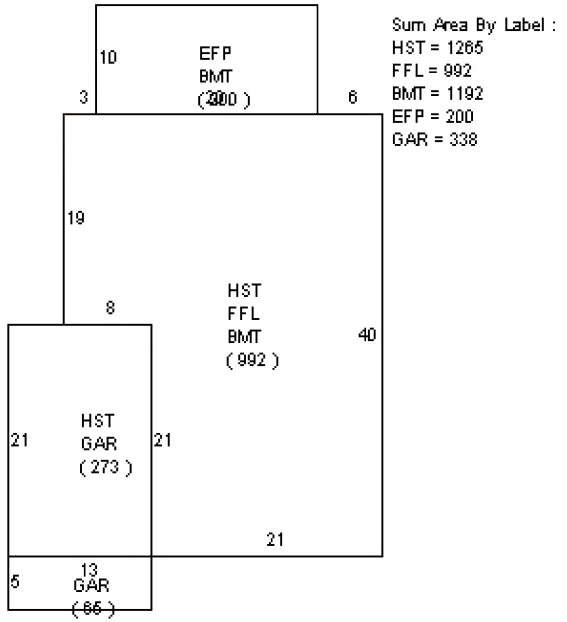
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	145.39
Special Features:	0	Val/Su Net:	105.34
Final Total:	353400	Val/Su SzAd	217.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,192	72.060	85,892
FFL	First Floor	992	145.390	144,230
HST	Half Story	633	145.390	91,961
GAR	Garage	338	22.840	7,718
EFP	Enclos Porch	200	41.640	8,328

Net Sketched Area:	3,355	Total:	338,129
Size Ad	1624.5	Gross Area	3987	FinArea	2578
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	